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**CITY OF CHICO  
MAP ADVISORY COMMITTEE  
AGENDA**

**Thursday, February 14, 2019 – 11:00 a.m.**

**Municipal Center - 411 Main Street – Engineering Conference Room, 2<sup>nd</sup> Floor**

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The following items will be considered at the Map Advisory Committee meeting on Thursday, February 14, 2019.

- 1. Boundary Line Modification 18-07 (Shilling Family LLC) 900 and 936 Mangrove, APNs 003-280-017 and -021:** A request to modify a shared property line between two parcels located on the north corner of Mangrove Avenue and Palmetto Avenue. The subject parcels are designated Commercial Mixed Use on the City of Chico General Plan Diagram, and zoned CC-COS (Community Commercial with an Mangrove Corridor Opportunity Site) overlay. The proposed boundary line modification would increase the southern corner parcel (APN 003-280-021) to 0.49-acre and reduce the northern parcel (APN 003-280-017) to 3.93 acres. Currently, the lots are developed as a shopping center and parking area. The proposed boundary line modification would accommodate a new building canopy for an approved bank building on the southern corner parcel (APN 003-280-021). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6810, or shannon.costa@chicoca.gov.
- 2. Boundary Line Modification 18-08 (Tryon) – 1715 Broadway, APN 005-231-002:** A request to modify the property lines between two parcels located at 1715 Broadway. The subject parcels are designated Low Density Residential (LDR) on the City of Chico General Plan Diagram and zoned R1-SD8 (Low Density Residential with Southwest Chico Special Design standards overlay). The proposal would shift the shared property line such that the rear yard of the parcel fronting on Broadway (Parcel 2) would be transferred to the parcel fronting on West 17th Street (Parcel 1), resulting square feet in size and the resulting Parcel 2 would be 7,016 square feet in size. The existing detached garage would be removed, and the proposed BLM would accommodate the future development of Parcel 1. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.
- 3. Certificate of Merger 18-09 (Tank District LLC) Meriam Park Subdivision Phase A, Lots A16-23, APNs 002-690-004, -005, -006, -007, -008, -009, -010, and -011:** The applicant is requesting approval to merge eight parcels into four parcels located in Meriam Park at the southeasterly corner of the intersection of Springfield Drive and Notre Dame Boulevard. The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND "CORE" by the approved Regulating Plan. The proposed merger would reduce the number of parcels from eight to four to accommodate the future construction of residential development. The proposed parcels meet all applicable development standards. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.

Any person or persons dissatisfied with a Map Advisory Committee decision may appeal that decision to the Planning Commission within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Map Advisory Committee in court, said person(s) may be

limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Map Advisory Committee at, or prior to, the public hearing.

Materials related to an item on this agenda submitted to the Map Advisory Committee after distribution of the agenda packet are available for public inspection in the Planning Services Division at 411 Main Street, Chico, CA during normal business hours.

*Please contact the City Clerk at 530-896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.*

Agenda Posted: February 7, 2019  
Prior to 3:00 PM.

